PLANNING AND COMMUNITY DEVELOPMENT

Phone: 405-366-5433

CASE NUMBER: PD15-33

APPLICANT:

Shops at University North Park, L.L.C.

DATE:

October 8, 2015

Norman, Oklahoma 73069 • 73070

LOCATION:

Southwest corner of Tecumseh Road

and 24th Avenue N.W.

WARD:

8

TO:

Interested Neighbors

FROM:

City of Norman Department of Planning and Community Development

SUBJECT:

Pre-Development Discussion of a Preliminary Plat for a Commercial Development

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a preliminary plat for a commercial shopping area. This property is currently zoned I-1, Light Industrial District, and rezoning is requested to C-1, Local Commercial District. This will require rezoning.

Please join us for a Pre-Development discussion of this proposal on Thursday, October 22, 2015 from 6:30 p.m. until 7:00 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

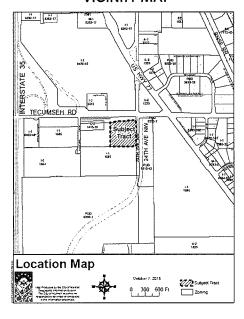
This applicant has filed a concurrent application for Planning Commission consideration of this project at their November 12, 2015 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Tom McCaleb, (405) 232-7715 during business hours. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for **Pre-Development Informational Meeting**

Case No. PD 15-33

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER Shops at University No	orth Park, LLC	ADDRESS 3101 West Lindsey Norman, OK 73072; 405-32	1-2600
EMAIL ADDRESS tom.mccaleb@smcokc.co	m	NAME AND PHONE NUMBER OF CONTACT PE Tom McCaleb (405)232-771 BEST TIME TO CALL: M-F 8-5	` '
☐ Concurrent Planning Commission re	view requested and applicat	tion submitted with this application.	
A proposal for development on a par west of 24th Ave. NW	cel of land, generally locat	ed South of Tecumseh Road	and
Council for consideration within the The Proposed Use(s) in this develop	next six months.	s, will be brought forward to the Planning C	
each use):			
		This application is for nevopping area. Rezoning is t	
for C-1.	a Commercial Sir	opping area. Rezenting is .	<u>Ledutted</u>
	AN 2025 from In	dustrial Designation to Cor	mmercial
		Future Urban Service Area	
Urban Service Area.			
This proposed development will necessitate 区 2025 Plan Amendment 区 Growth B		tems submitted:	Concurrent Planning Commission Review Requested:
☐ Transport	ation	☐ Certified Ownership List	Received on:
Rezoning to C-1, Local Comme	!	Written description of project	10-5-15
Special Use for		△ Preliminary Development Map	ata.m./p.m.
Preliminary Plat Shops of Teeums		Greenbelt Enhancement Statement	84
☐ Norman Rural Certificate of Survey (C	cos) U		by
☐ Commercial Communication Tower		Current Plan Designation: Industrial Future Vr han Service	

